

**To the Mayor and Members of the City Council****March 27, 2020**

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**SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT**

This Informal Report is in response to the City Council's request to receive a monthly update on development activity within the City and the measures staff are using to improve the development process. Staff also generates a monthly report to keep the Council informed of the volume of development activity, process improvements and staff's performance in implementing changes and improving the delivery of plan review and permits. This activity report consists of metrics associated with building permits, infrastructure, stormwater development, and water development plan review. It provides updates on continuous development process improvement efforts. The monthly Development Activity report is attached for your use and information.

**February 2020 Highlights****Building Permits**

- Total commercial valuation (including remodels and additions) for February 2020 was \$440 million compared to:
  - \$214 million in January 2020, up 106%
  - \$208 million in January 2019, up 112%
- In February 2020, 120 new commercial permits were issued compared to:
  - 126 new commercial permits issued in January 2020, down 5%
  - 142 new commercial permits issued in February 2019, down 15%
- In February 2020, 526 new single-family permits were issued compared to:
  - 575 new single-family permits issued in January 2020, down 9%
  - 415 new single-family permits issued in February 2019, up 27%

**Customer Service**

- The Overall Customer Service Satisfaction was 82% Very Positive or Somewhat Positive for February 2020, up from 79% in January 2020.



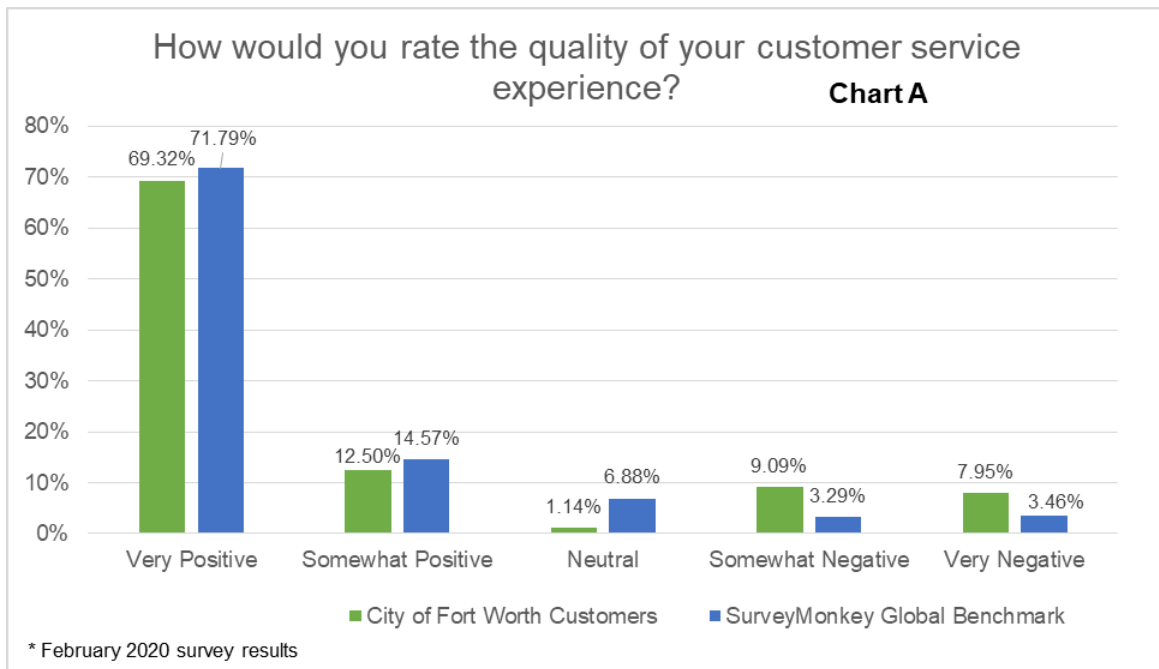
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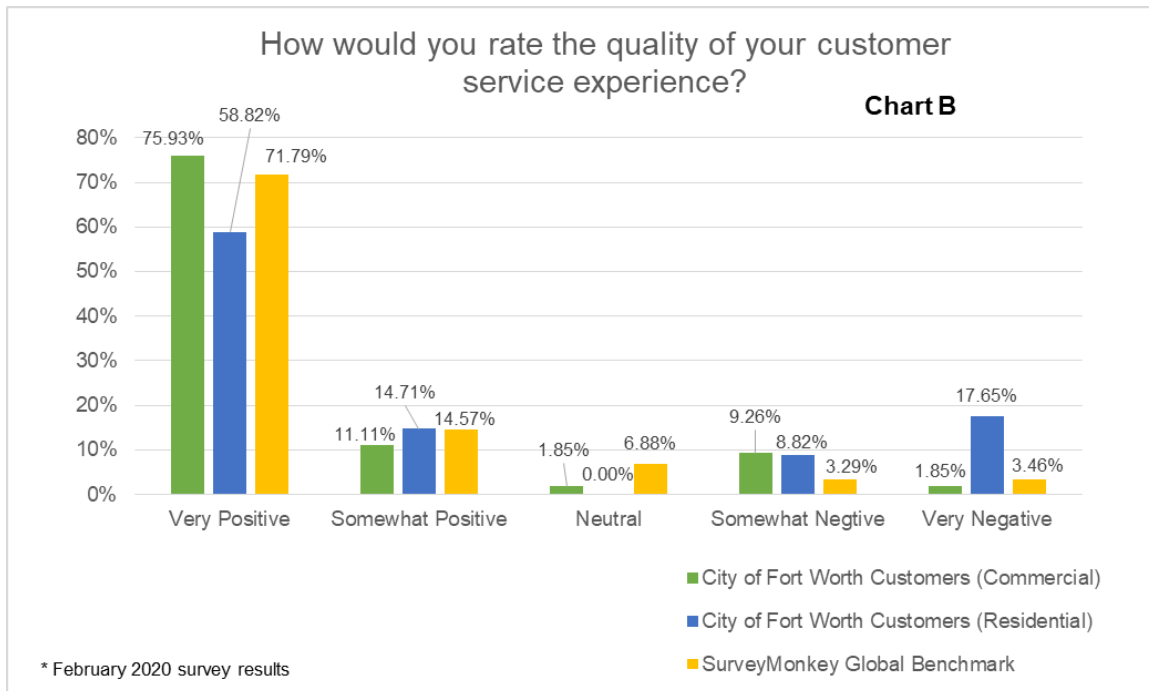
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- Chart A shows survey responses for the month of February



- Chart B shows commercial vs residential survey responses for the month of February





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- In February 2020, a total of 86% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful compared to 91% in January 2020.

X-Team Building Plan Review

2020 X-Team Activity Totals			
	X-Team Applications	Conferences Completed	Building Permits Issued
January	10	11	17
February	11	10	24
CY 2020 TOTAL	21	21	41
CY 2019 TOTAL	88	70	106
GROSS:	109	91	147

As of February 29th, there are 51 pending X-Team building permits.

Building Plan Review

- The Accela queries for turnaround times for first review are being refined to better align with other reporting tools. The information will be provided in the the next Monthly Development Activity Report.

	New Commercial Building Permits			
	BPI Project May 2017 - Apr. 2018	Annual Report CY 2019	Current Month Jan. 2020	
Total Time: from opened date to issued permit	96 days	64 days	128 days	
City Time	63 days	31 days	37 days	
Customer Time	33 days	33 days	91 days	
Average Time to First Review	38 days	15 days	17 days	
Total Number of Permits	60	76	8	
	New Residential Building Permits			
		Annual Report CY 2019	Current Month Jan. 2020	
Total Time: from opened date to issued permit		31 days	34 days	
City Time		19 days	16 days	
Customer Time		12 days	18 days	
Average Time to First Review		11 days	9 days	
Total Number of Permits		394	68	

\*Data is reported in average business days and excludes the miscellaneous permits that are included in the building plan review section above

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- City Time for New Commercial Building Permits review during the Current Month was 37 days compared to:
  - 63 days in the BPI Project, down 26 days
  - 31 days in the CY 2019 Annual Report, up 6 days
- Average time to first review for New Commercial Building Permits during the Current Month was 17 days compared to:
  - 38 days in the BPI Project, down 21 days
  - 15 days in the CY 2019 Annual Report, up 2 days
- City Time for New Residential Building Permits during the Current Month was 16 days compared to 19 days in the CY 2019 Annual Report, down 3 days.
- Average time to first review for New Residential Building Permits during the Current Month was 9 days compared to 11 days in the CY 2019 Annual Report, down 2 days.

**Infrastructure Plan Review**

- Infrastructure Plan Review Center (IPRC) reviewed 100% of the plans submitted within the 14-day goal timeframe in February 2020.
- IPRC continues to modify the in-house process and adjusting the Accela workflow for reviewing construction plans to adhere to H.B. 3167 that went into effect on September 1, 2019.
- IPRC records were taken off the Accela Citizen Access online system temporarily as staff works through H.B. 3167 requirements. Data migration was completed on February 21, 2020. However, staff continues to work with sCube to resolve issues with the data migration and other operating errors.

**Development Process Improvements**

- Commercial Permitting Lean Review: Staff conducted a meeting on February 14, 2020, to discuss the status of the implementation of the new commercial building permit as a result of the BPI recommendations presented in August 2019. Since August 2019, there have been on-going meetings with internal and external customers examining the recommendations and as a result, the 18 recommendations that stemmed from the August 2019 New Commercial Building Permit BPI Report has developed into a total of 72 tasks, sub-tasks, and sub-sub tasks to be implemented to improve the new commercial building permits process. The tasks were split into the following categories: standardization, training, people, process, technology, and accountability.



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Below is a chart that highlights the total and completed number of recommendations.

<b>New Commercial BPI Recommendations</b>		
	<b>Number of Tasks to be Implemented</b>	<b>Completed Number of Tasks</b>
<b>Standardization</b>	13	6
<b>Training</b>	11	4
<b>People</b>	6	4
<b>Process</b>	11	7
<b>Technology</b>	25	6
<b>Accountability</b>	6	3
<b>Total</b>	<b>72</b>	<b>30</b>

- **Park Dedication/Conversion Policy Lean Review:** Staff is vetting several alternatives to address the process and flow and continues to work with alliance partners to ensure that the final proposal works for both the development community and the City of Fort Worth.
- **Tarrant County Interlocal Agreement:** In response to H.B. 3167, Tarrant County is updating its Subdivision Ordinance and will be ready to discuss updating the Interlocal Agreement upon completion. A representative from the Development Services Department - Platting will serve as a representative on the Tarrant County Subdivision Ordinance committee to ensure our agency's Subdivision Ordinances are in alignment. Staff has submitted potential meeting dates to Tarrant County representatives to discuss temporary solutions for imminent development challenges while waiting on Tarrant County's Subdivision Ordinance to be finalized.
- **Development Review Consolidation:** Transitioned 28 employees from TPW to Development Services, including the following functions:
  - Infrastructure Plan Review Center
  - Stormwater Development Services
  - Transportation Development Review
  - Parkway Permitting and Inspections

Please contact D.J. Harrell, Interim Development Services Director, at 817-392-8032 or Dalton.Harrell@fortworthtexas.gov if you have any questions, concerns or comments.

**David Cooke**  
**City Manager**



# Development Activity Report



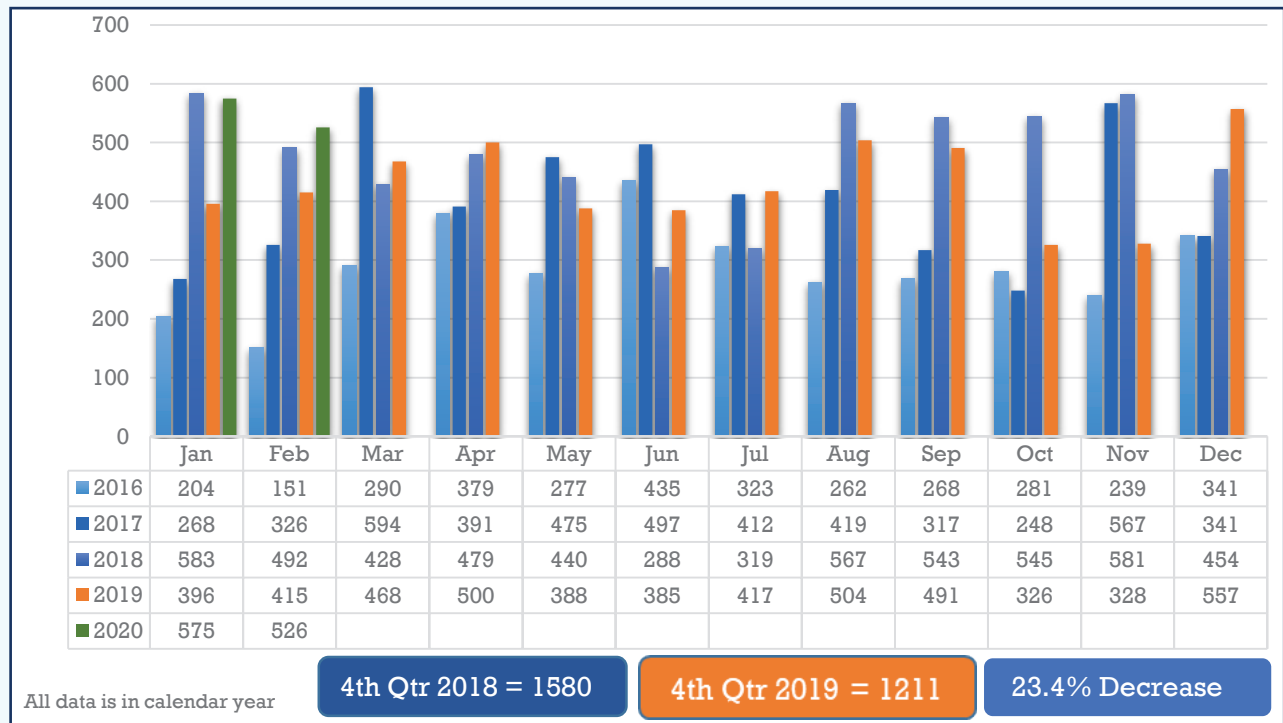
FEBRUARY 2020

## INSIDE THIS EDITION

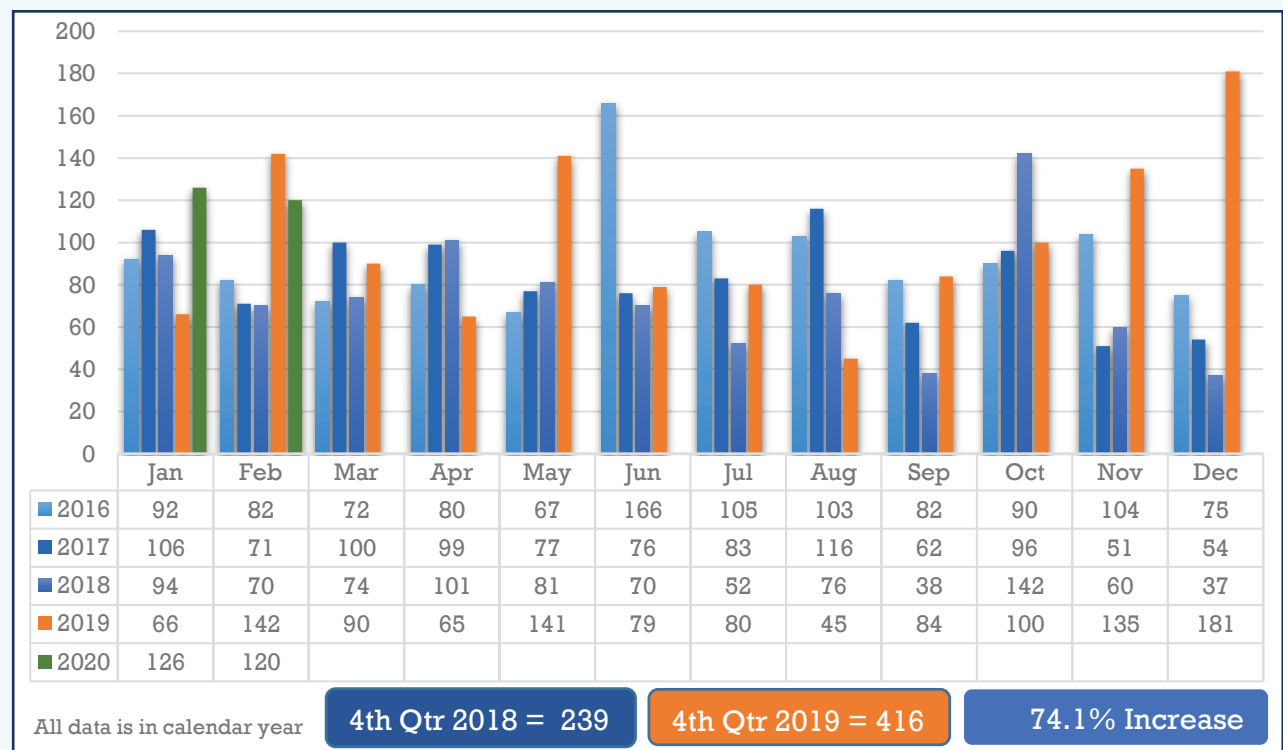
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# BUILDING PERMITS

## New Single Family Permits

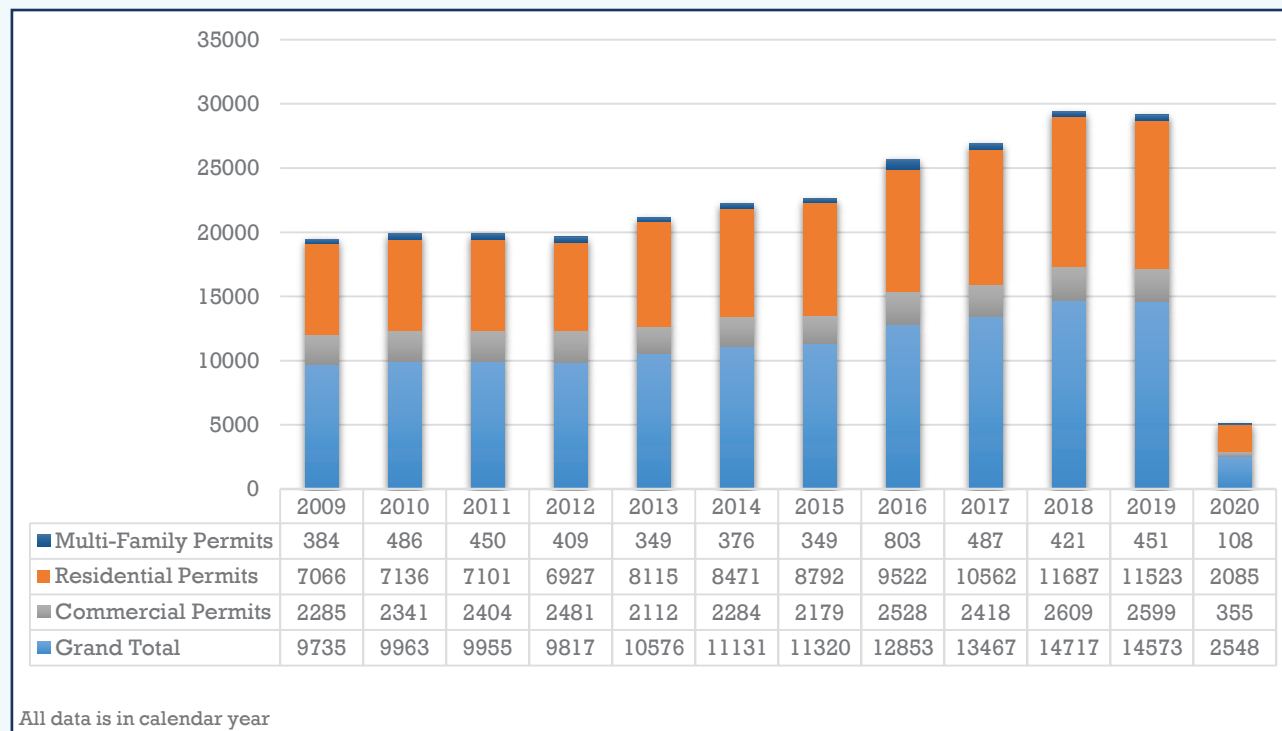


## New Commercial Permits

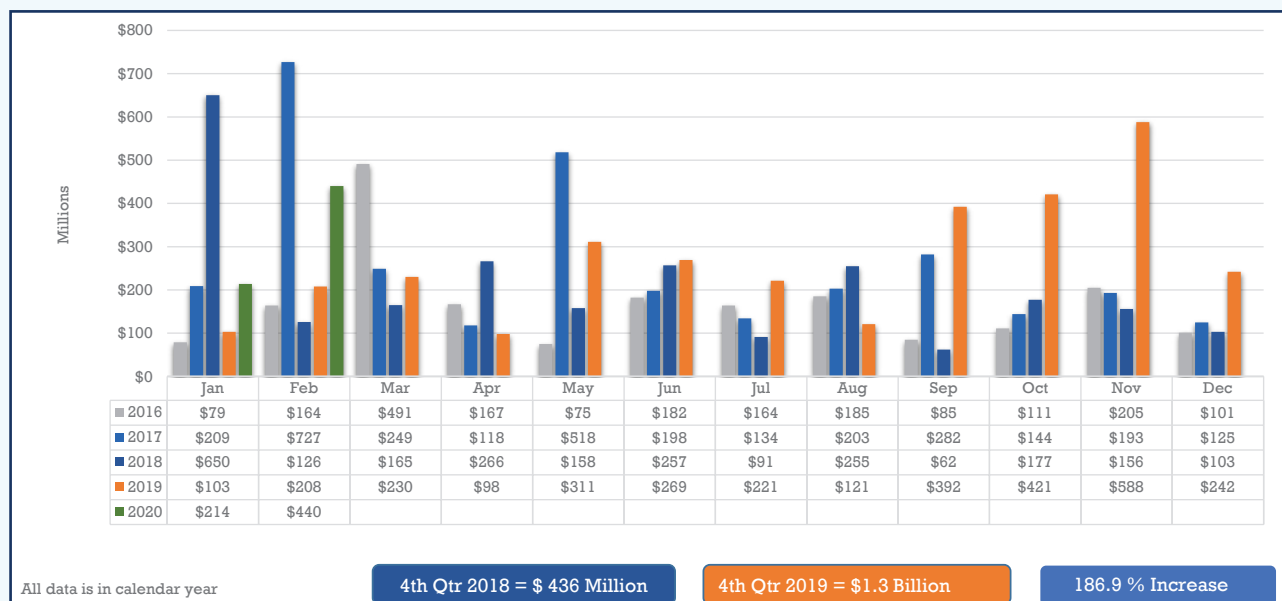


# BUILDING PERMITS

## Building Permit Comparison



## Total Commercial Valuation



# BUILDING PERMITS

## New Commercial Valuation



## Monthly Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Difference Y-Y %	CY19 vs CY20 %	
	Feb '20	Jan '20	%	Feb '19	Feb '20 vs Feb '19	Jan - Dec 2019	Jan- Dec 2020
New SF Permits	526	575	-49 -9%	415	111 27%	5175	1,101
						21%	
New SF Value	\$87,685,309	\$90,870,412	-\$3,185,103 -4%	\$76,137,423	\$11,547,886 15%	\$937,688,297	\$178,555,721
						19%	
New Comm Permits	120	126	-6 -5%	142	-22 -15%	1208	246
						20%	
New Comm Value	\$282,160,705	\$167,327,687	\$114,833,018 69%	\$192,980,429	\$89,180,276 46%	\$2,537,698,790	\$449,488,392
						18%	

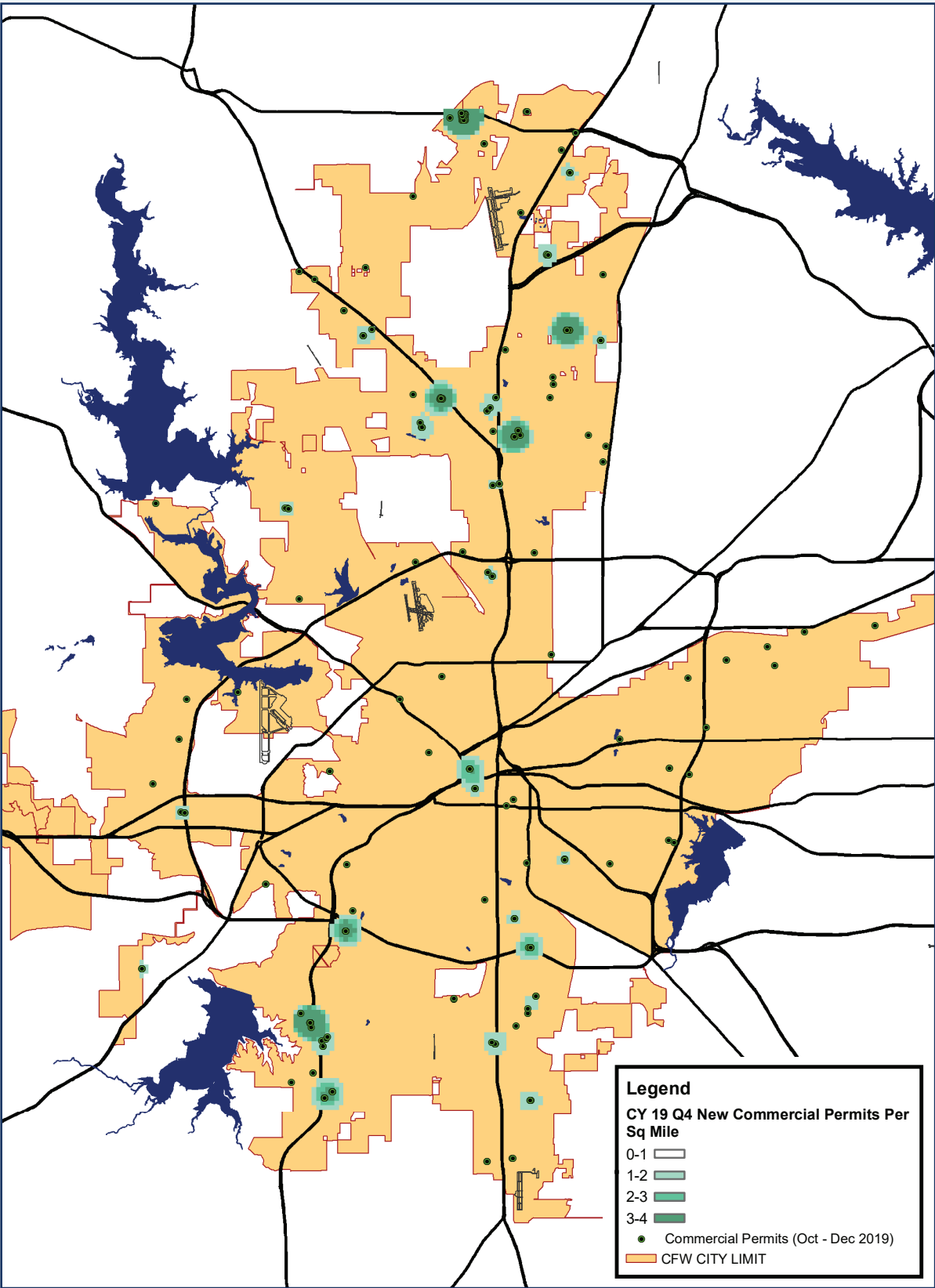
# BUILDING PERMITS

## Large Commercial Projects

### February Large Commercial Projects

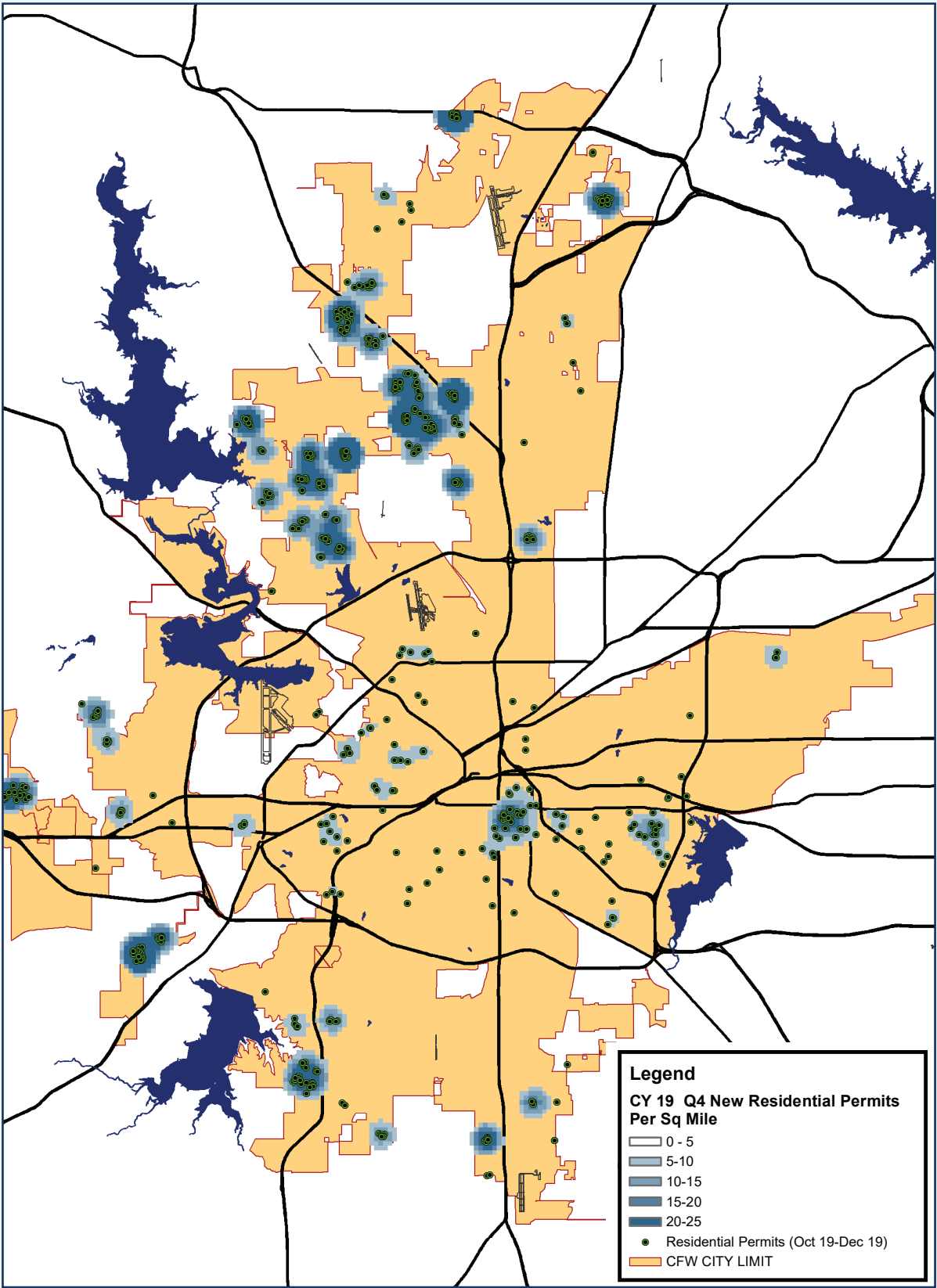
<u>Address</u>	<u>Project Name</u>	<u>Work Desc</u>	<u>Valuation</u>
2965 HULEN ST BUILDING C & D	FWISD – ARLINGTON HEIGHTS	NEW CONSTRUCTION OF VOCATIONAL BUILDINGS AND REMODEL OF EXISTING EDUCATION SPACE	\$39,100,000
2701 KIMBO RD	TARRANT COUNTY	ADDITION TO EXISTING JUVENILE CENTER, FENCE, DUMPSTER ENCLOSURES AND SECURITY	\$38,800,000
2500 RIVER PARK DR	RIVER PARK	NEW CONSTRUCTION OF 293 UNIT MULTIFAMILY DEVELOPMENT WITH CLUBHOUSE/LEASING CENTER AND 5-TIER PARKING GARAGE	\$29,550,000
5700 RAMEY AVE	FWISD DUNBAR HIGH SCHOOL	REMODEL OF EXISTING SCHOOL	\$22,510,349
1851 NORTHEAST LOOP 820 FWY	AMAZON	RACKING SYSTEM INSTALLATION	\$22,422,012
5555 N BEACH ST, SUITE 1200 BUILDING 11	LOCKHEED MARTIN- PHASE III	REMODEL OF EXISTING OFFICE/MANUFACTURING SPACE ADDING OFFICES AND RESTROOMS	\$15,000,000
4949 AMON CARTER BLVD	DELIVERY STATION DDX1	REMODEL OF EXISTING WAREHOUSE	\$8,610,000
3200 BATTEN CIRCLE BUILDINGS 2B & 3	ARTISAN VILLAGE APARTMENTS	NEW CONSTRUCTION OF MULTIFAMILYBUILDINGS 62 UNITS	\$6,300,000
4529 W BAILEY BOSWELL RD	LA FITNESS	NEW CONSTRUCTION OF NEW LA FITNESS	\$5,000,000
1300 JOHN BURGESS DR	PENSKE TRUCK LEASING	NEW CONSTRUCTION OF BUILDING WITH OFFICES, WASH BAYS FOR TRUCKS AND FUELING ISLANDS	\$5,000,000
121 VERNA TRL N	SOLID ROCK BAPTIST CHURCH	NEW CONSTRUCTION OF A WORSHIP CENTER	\$3,500,000
777 MAIN ST	ONCOR	REMODEL OF EXISTING OFFICE	\$3,065,000
14821 BLUE MOUND RD	BNSF RAILWAY COMPANY	NEW CONSTRUCTION OF OFFICE BUILDING	\$3,000,000
2637 WHITE SETTLEMENT RD	7-ELEVEN	NEW CONSTRUCTION OF A CONVENIENCE STORE	\$2,500,000
12525 SOUTH FWY	CHEDDARS	NEW CONSTRUCTION OF CHEDDARS RESTAURANT	\$2,500,000
16200 THREE WIDE DR, SUITE 172	MONDELEZ	TENANT FINISH OUT OF EXISTING WAREHOUSE	\$2,500,000
2301 HORIZON DR	TCCD OWTL	REMODEL TO EXISTING BUILDING WITH UPGRADE TO AHU, VAV, LIGHTING, CEILING AND FLOORING	\$2,000,000
7401 WILL ROGERS BLVD	KERRY INGREDIENTS - PHASE II	INTERIOR REMODEL TO ADD INSULATED METAL PANEL PARTITION WALLS, NEW FLOOR & HUB DRAINS, MAKEUP AIR SUPPLY/EXHAUST, LIGHTING & FP MODST	\$1,950,000
4925 VESTA FARLEY RD BUILDING F	SUN VALLY INDUSTRIAL PARK	NEW CONSTRUCTION OF WAREHOUSE, OFFICE AND SITE IMPROVEMENTS	\$1,716,715
13501 INDEPENDENCE PKWY	UPS OPEX PICK MODULE	NEW RACKING AND PICK MODULE	\$1,458,726

CY 19 Q4 New Commercial Permits Heat Map



# BUILDING PERMITS

## CY 19 Q4 New Residential Permits Heat Map



## IPRC Overview

IPRC Overview Report	2017	2018	2019	2020
Cycle Complete	52	52	52	9
Total Projects	170	148	181	29
Avg. Project Total Per Cycle	3.27	2.85	3.48	3.20
Total Accepted Projects	156	139	143	21
Plan Rev. & Ret w/n 14 days	95%	98%	94%	100%

\*All data is in calendar year

## IPRC Quarterly Details

	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Cycles	13	13	13	9
Total Projects	45	57	41	29
Avg. Projects Per Cycle	3.46	4.38	3.15	3.20
Avg. Accepted Projects Per Cycle	2.31	2.54	3.10	2.30
Plan Rev. & Ret w/n 14 days	87%	93%	100%	100%

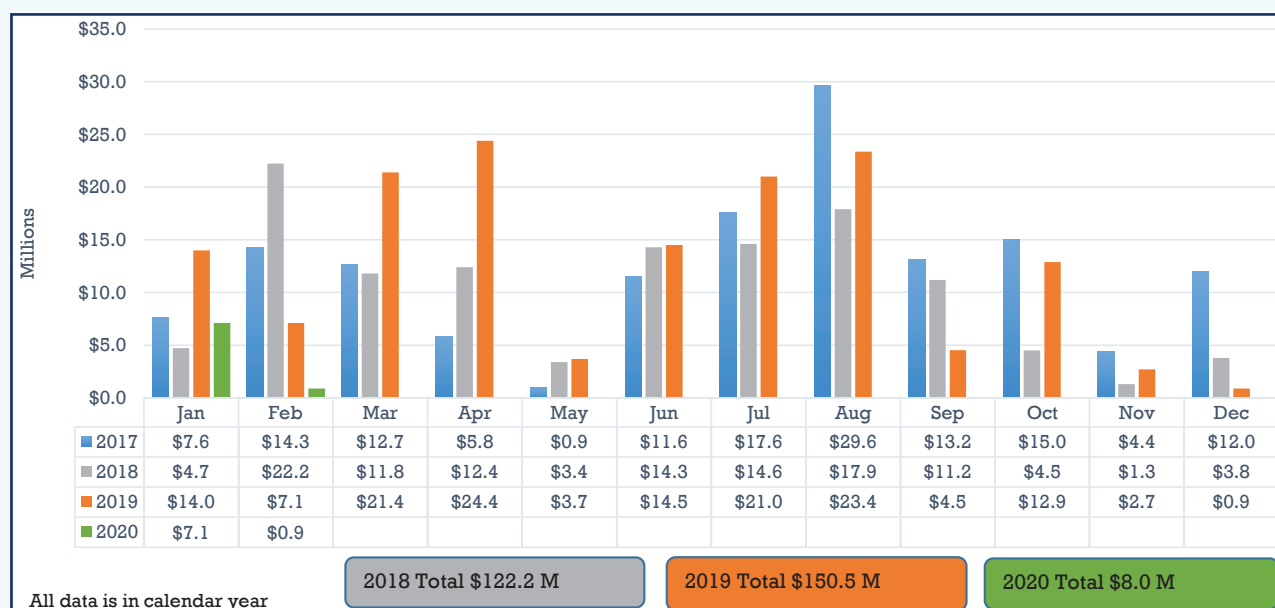
\*All data is in calendar year

# INFRASTRUCTURE

## CFA Project Overview

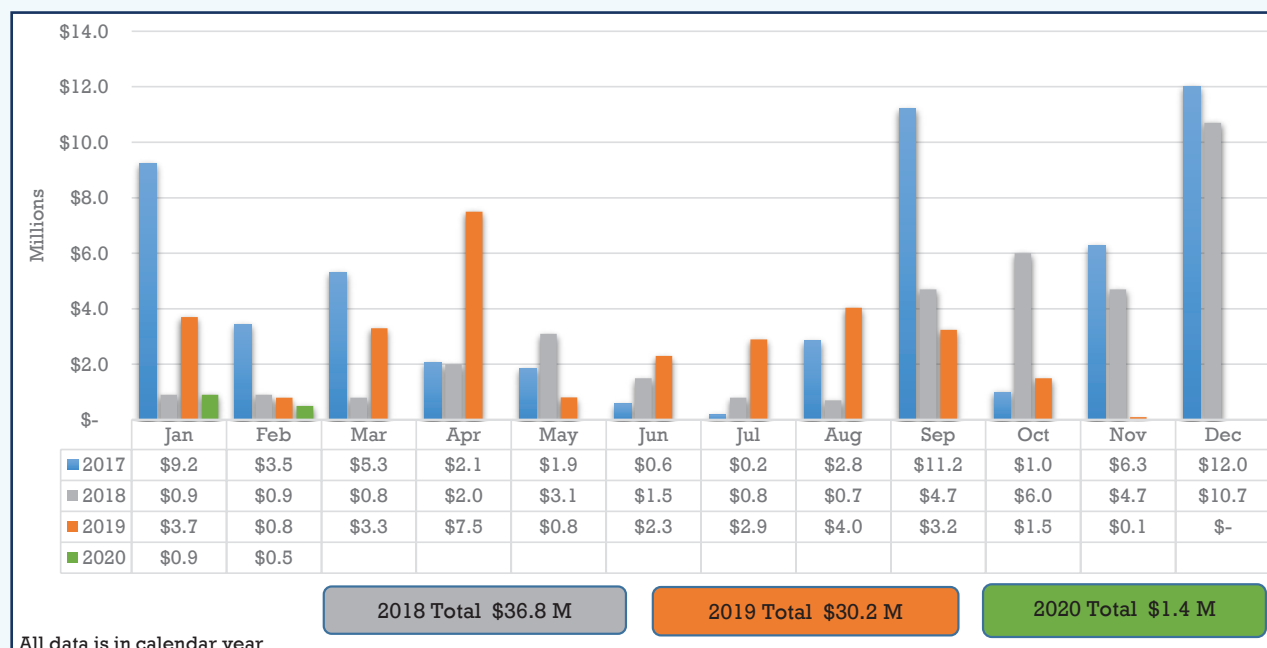


## Public Infrastructure Residential Projects



# INFRASTRUCTURE

## Public Infrastructure Commercial Projects

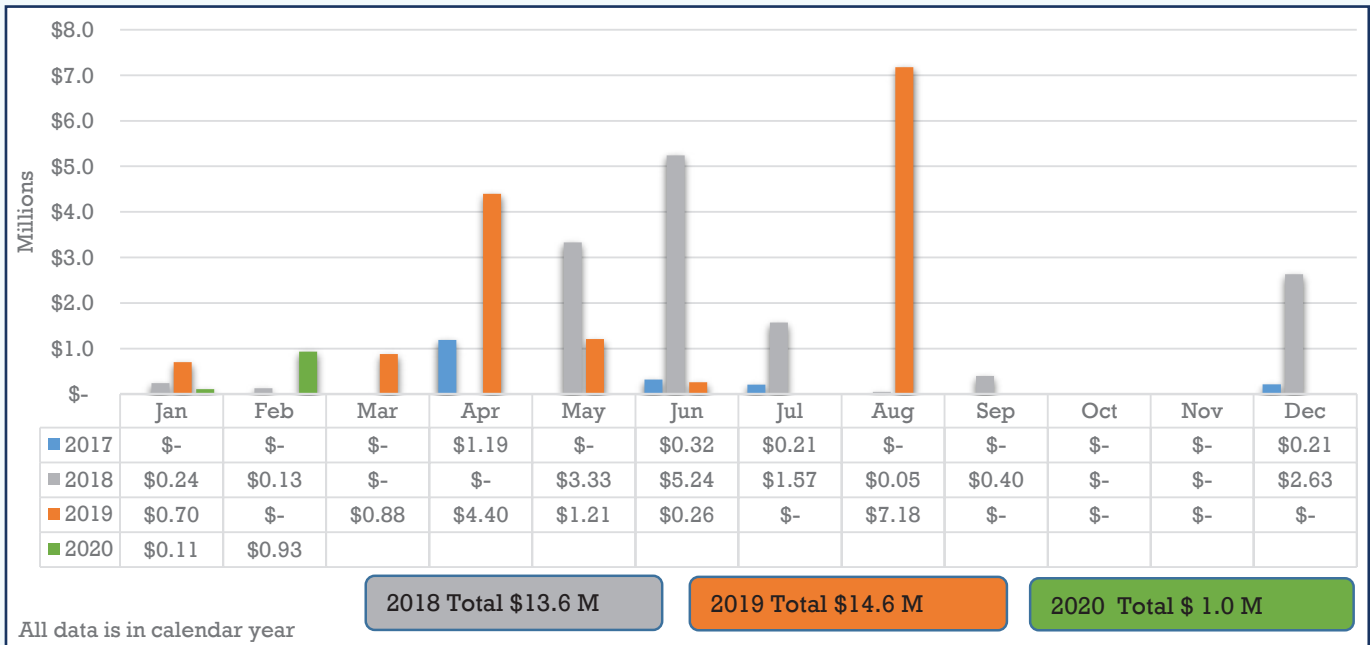


## Public Infrastructure Industrial Projects



# INFRASTRUCTURE

## Public Infrastructure Multi-Family Projects



## Public Infrastructure Institutional Projects



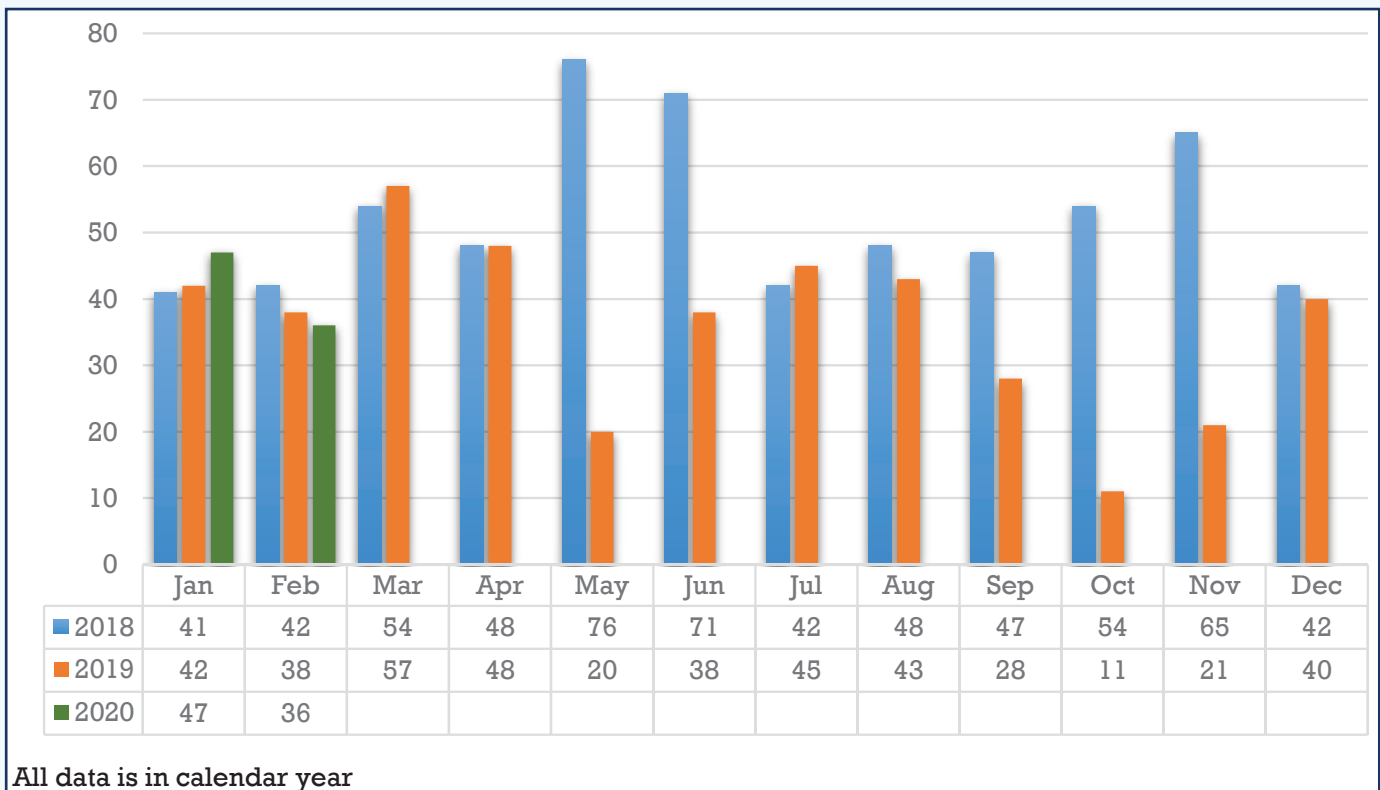
# STORMWATER

## Stormwater Review Performance

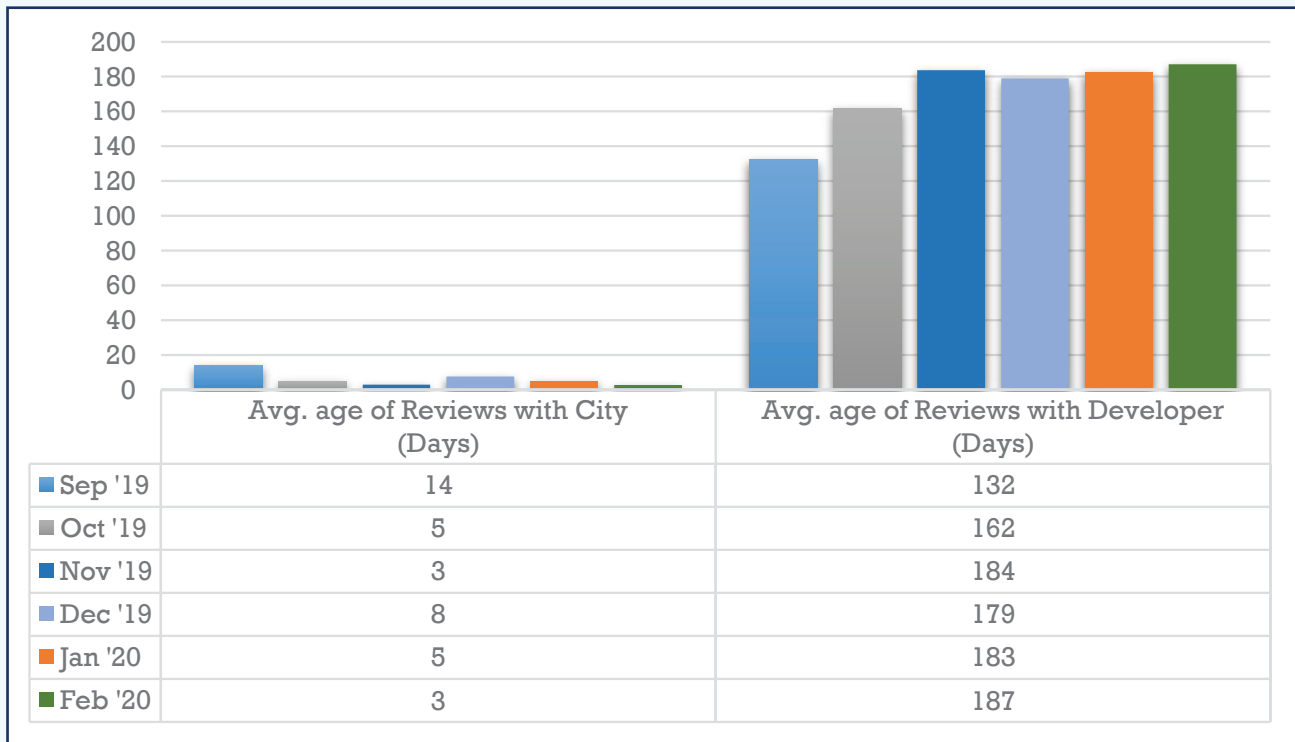
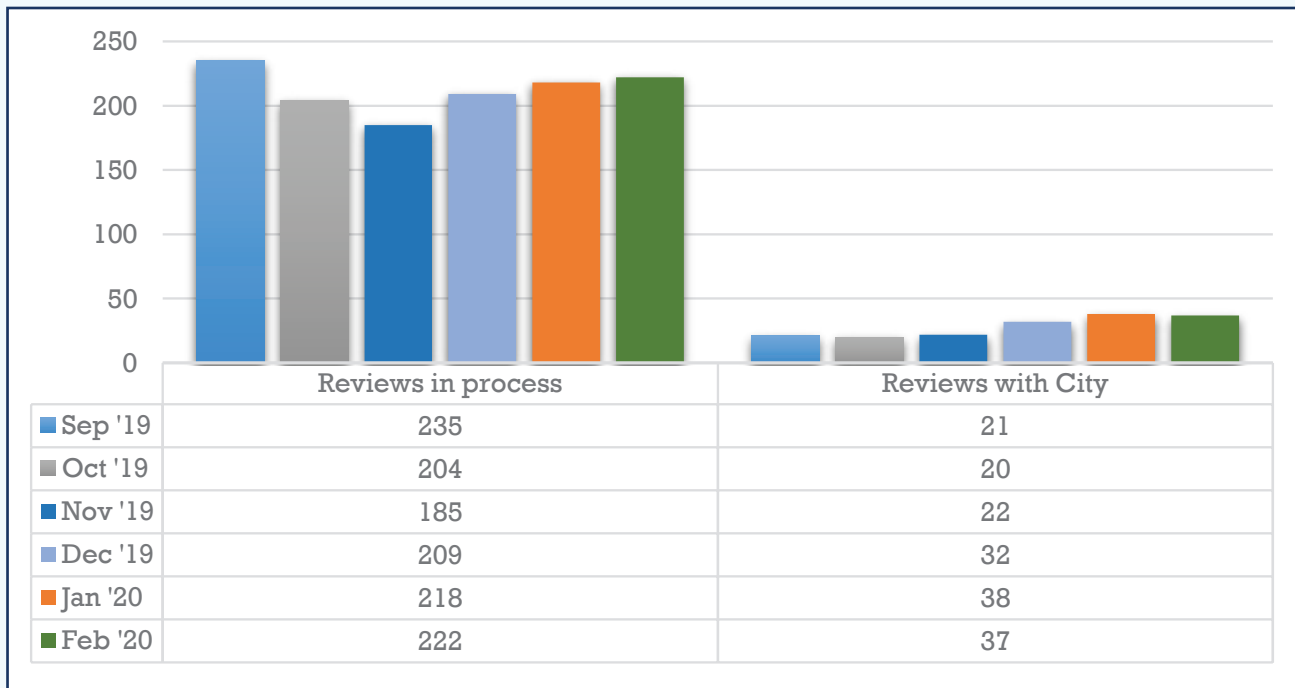
Stormwater Review Performance	CY '19	CY '20	Feb '20
Avg. Review Time (days)	7.09	6.68	6.62
Num. Review Completed	1,567	212	115
% completed in 10 business days or less	92.0	98.6	98.3
Avg. PiSWM Review Iterations (City)	2.6	2.3	0.0
Avg. FiSWM Review Iterations (City)	3.1	4.3	4.6
Avg. IPRC Review Iterations (City)	3.2	2.2	2.2
Avg. SWMP Review Iterations (City)*	1.6	2.2	2.4
Avg. Drainage Studies Interactions (City)*	0.0	0.0	0.0
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.9	4.9
Num. of Surveys Taken	64	13	8

\* New item tracked as a result of HB 3167

## New Stormwater Submissions



## Stormwater Pipeline Snapshot



## Newly Submitted Water/Sewer Studies

Water	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Newly Submitted Water Studies	7	4	12	10	10
Water Studies Approved *	11	6	7	6	8
Total Submittals & Resubmittals	19	17	11	10	16
Avg. Water Study Cycle	1.7	2.8	1.6	1.7	2.0
Sewer	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Newly Submitted Sewer Studies	8	6	10	10	10
Sewer Studies Approved *	11	9	6	6	9
Total Submittals & Resubmittals	17	19	8	10	20
Avg. Sewer Study Cycle	1.5	2.1	1.3	1.7	2.2

\* A study can be submitted multiple times prior to the reported month before being approved

## Submitted Water/Sewer Studies

Water	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Water Study Reviews in Process	7	6	11	14	15
Water Study Reviews in Process with City	2	1	1	3	10
Water Study Reviews in Process with Owner	5	5	10	11	5
Avg. Water Study Reviews in Process with City (Days)	3.4	6.0	5.0	3.0	7.3
Avg. Water Study Review in Process with Owner (Days)	10.1	16.0	10.3	3.0	7.3
Sewer	Oct '19	Nov '19	Dec '19	Dec '19	Feb '20
Sewer Study Reviews in Process	6	6	10	15	16
Sewer Study Reviews in Process with City	1	1	2	2	7
Sewer Study Reviews in Process with Owner	5	5	8	13	9
Avg. Sewer Study Reviews in Process with City (Days)	4.0	4.7	4.8	3.0	5.5
Avg. Sewer Study Review in Process with Owner (Days)	11.3	5.6	8.0	3.0	5.0

# DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of February 2020		
Accela Automation/Website/Technology Improvements (1 in progress)		
Task	Department/Staff Assigned	Status
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects.	Development Services, TPW, ITS	Data migration was completed on 2/21/2020 and staff is working with sCube to resolve some of the issues that occurred. Staff will continue to work with sCube to resolve issues with the data migration and other operating errors. A tentative date to Go Live is scheduled for 3/9/2020.
Subdivision Ordinance (1 in progress)		
Task	Department/Staff Assigned	Status
Interdepartmental Staff and the DAC sub-committee will discuss developing guidelines for infill development and update Subdivision Ordinance standards	Development Services - D.J. Harrell, Arty Wheaton-Rodriguez & Mary Elliot	Staff will provide an update to DAC regarding infill guidelines that have been applied in the Subdivision Ordinance.
Permitting Review (1 in progress)		
Task	Department/Staff Assigned	Status
Complete lean process evaluation for commercial building permits.	Development Services - Allison Gray, Rochell Thompson, D.J. Harrell	On February 14th, staff conducted a meeting to discuss the status of the BPI recommendations for new commercial building permit.
Development Process Tree (1 in progress)		
Task	Department/Staff Assigned	Status
To update and publish the process trees for each of our alliance partners that have had changes in their respective process as a result of H.B. 3167. This will allow for citizens to have a clear, transparent and predictable review process for each of the review submittal process.	Development Services, Water, and TPW	Development tree is still in draft form. The updated development tree is scheduled to publish by the end of March.
Parks and Recreation Department (1 in progress)		
Task	Department/Staff Assigned	Status
To streamline and improve the PARD Dedication/Conversion Policy by improving process flows and decreasing total processing time.	Development Services, PARD & TPW	There is a clear idea of the issues facing the process and several alternatives are being vetted this month to improve the process. Staff will continue to work with our alliance partners to ensure that the final proposal works for both the development team and City of Fort Worth.
Tarrant County Interlocal Agreement (1 in progress)		
Task	Department/Staff Assigned	Status
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ.	Development Services, TPW, and Legal	Staff is drafting the Project Scope and Communication Management Plan. City staff is still waiting for Tarrant County representatives to confirm dates to kick off the InterLocal Agreement process.
School Site Development Guide(1 in progress)		
Task	Department/Staff Assigned	Status
To provide ISDs, Charter Schools, and Private Schools with a guide to developing a school site in the City of Fort Worth. The guide will offer directions and insight for new school constructions, expansions/additions, and remodels.	Development Services, Fire, Water, TPW, and Neighborhood Services	Staff has started drafting the guide with first draft review by the end of March.
Water & Sewer Department (1 in progress)		
Task	Department/Staff Assigned	Status
Completed lean process improvement evaluation for misc. projects. After discussing results with management, the process improvement has been expanded to include payment process for misc. projects.	Water Dept. - Lawrence Hamilton and Homer Garza	The In-House Design Group met with ITS in December 2019 and it was determined that ITS would continue to communicate with the Water Department concerning system requirements and will contact In-House Design as needed for more feedback regarding the Misc. Project tracking.

# CONTACT INFORMATION

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